from promised land

from millenium

WARNER LANE

WARNER

LOT 9
11,516 SQ. FT.
0.26 ACRES

MAP 4 LOT 12
16,552 Sq. Ft.
(0.380 Ac.)

WOOD FENCE

10' radius

NOT TO SCALE

Hampton, NH

September 9, 2021

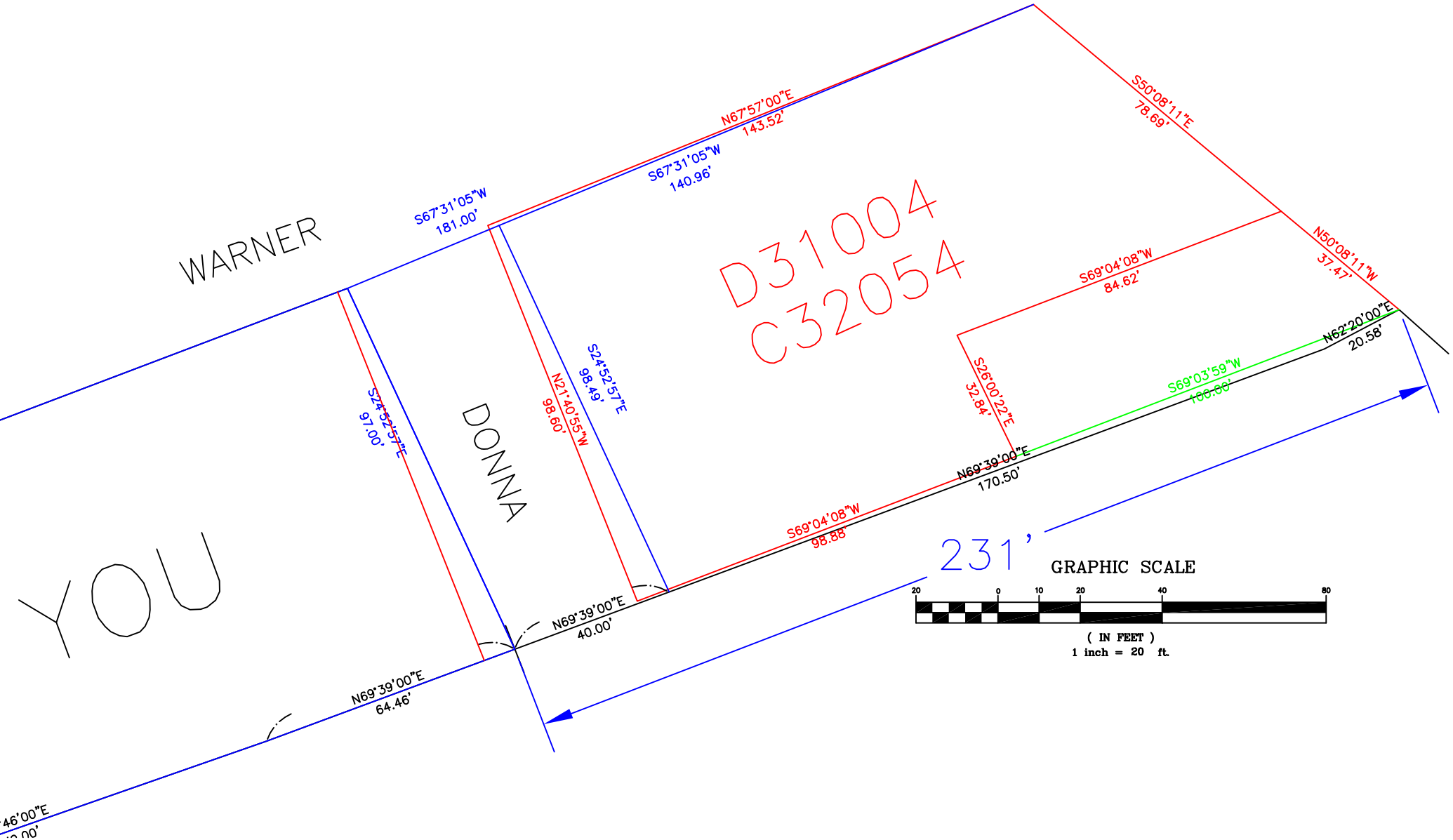
1 inch = 50 Feet

0 50 100 150

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

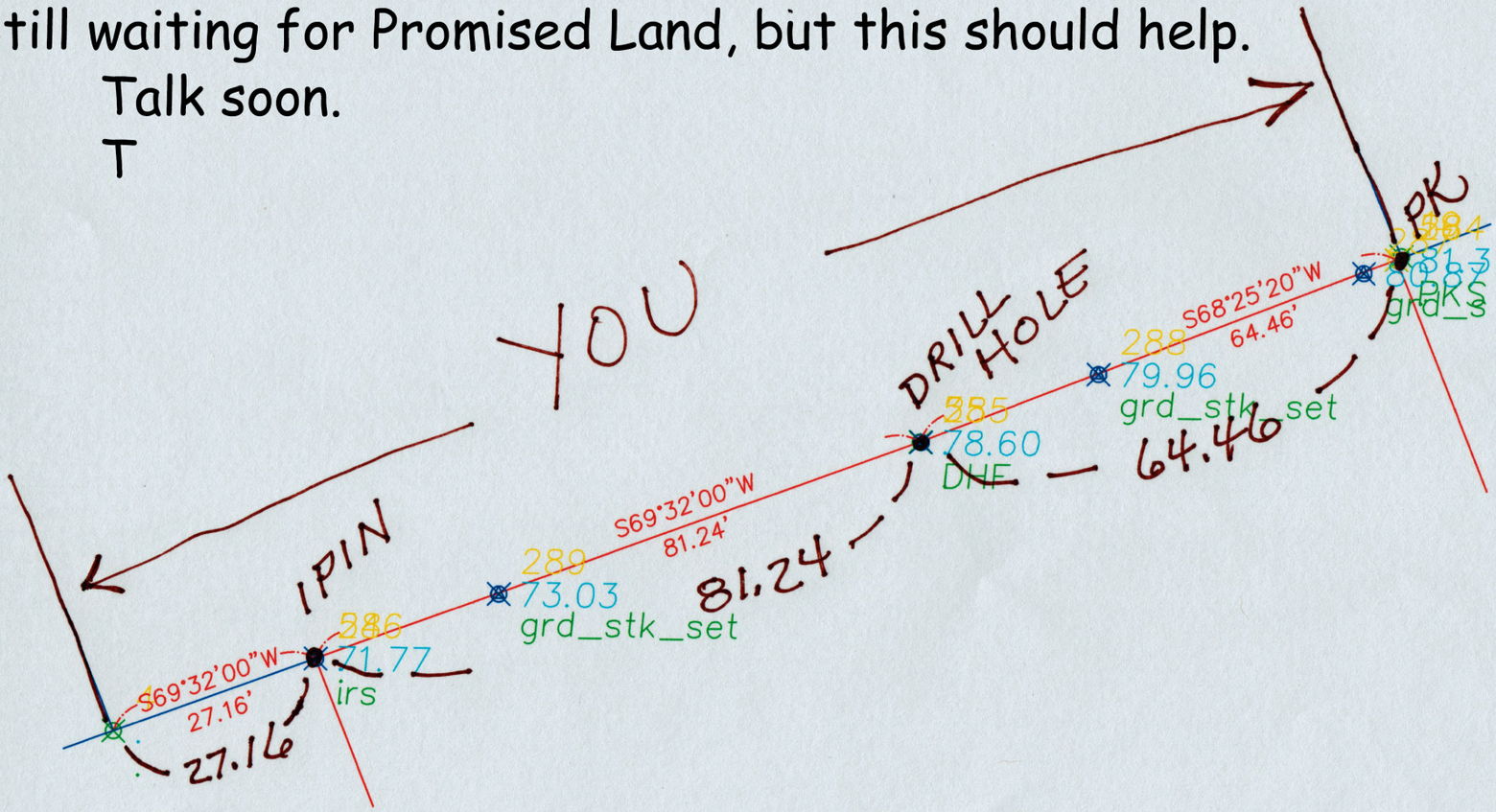
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

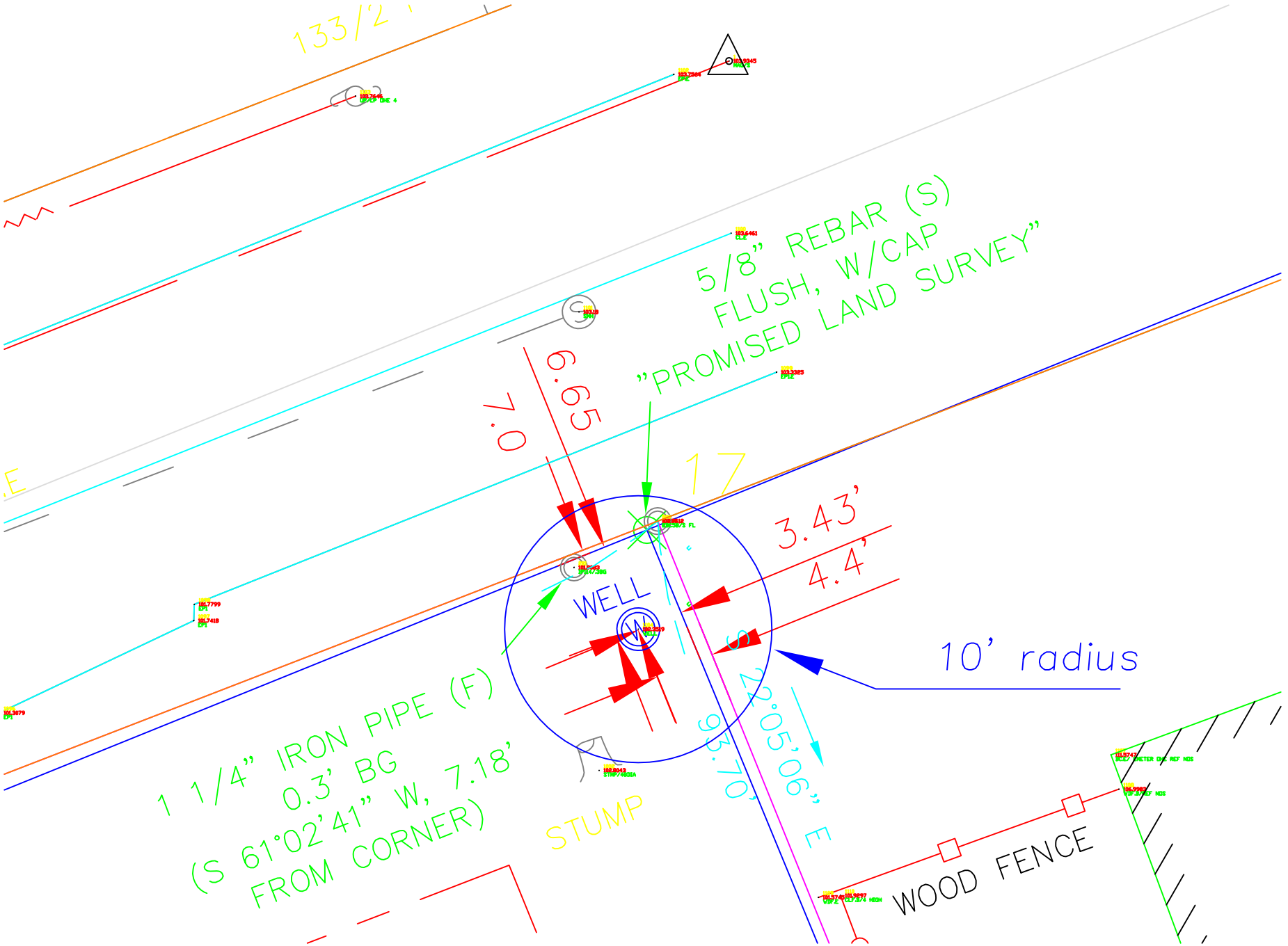

WARNER
YOU
DONNA
D31004
C32054
S67°31'05"W
181.00'
N67°57'00"E
143.52'
S67°31'05"W
140.96'
S50°08'11"E
78.69'
N50°08'11"W
37.47'
S69°04'08"W
84.62'
N62°20'00"E
20.58'
S69°03'59"W
166.56'
S25°00'22"E
32.84'
S24°52'57"E
97.00'
N21°40'55"W
98.60'
S24°52'57"E
98.49'
S69°04'08"W
98.88'
N69°39'00"E
170.50'
N69°39'00"E
40.00'
N69°39'00"E
64.46'
231'
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

This is Millenium's working drawing. They got it right.
They also FOUND the drill hole, so maybe it's still there.
The PK would be a 1/2" diameter nail, probably in pavement.
Still waiting for Promised Land, but this should help.

Talk soon.

T




133/2
5/8" REBAR (S)
FLUSH, W/CAP
"PROMISED LAND SURVEY"
0.6
0.7
17
3.43'
4.4'
WELL
10' radius
1 1/4" IRON PIPE (F)
0.3' BG
(S 61°02'41" W, 7.18'
FROM CORNER)
STUMP
93.70'
S 22°05'06" E
WOOD FENCE

WELL EASEMENT

KNOW ALL MEN BY THESE PRESENTS that We, **Adam Hashian and Mackensie Johnson**, husband and wife, of 5 Warner Lane, Hampton, New Hampshire 03842, for minimum consideration paid, grant to **Mark F. McFarlin and Joel-Ann Santy-McFarlin, as Trustees of The McFarlin Family Revocable Trust**, with a mailing address of 3 Warner Lane, Hampton, New Hampshire 03842, an easement across property of Grantors at 5 Warner Lane in Hampton, New Hampshire in order to allow the Grantees, their successors and assigns to cross their property and to allow Grantees' well to continue to be situated on Grantors' property.

Grantors' property is shown as Lot #5 on a plan of land entitled "Warner Lane in Hampton, N.H., General Zone, Henry Phinney, Subdivider, dated March 14,1956" as prepared by J. Leavitt Cram, Civil Engineer, revised August 29,1956,by D. R. Lovejoy, and recorded in the Rockingham County Registry of Deeds as Plan 02470.

The Grantees' property is shown as Lot #3 on said plan.

The Grantees' well was dug on the Grantors' property at the time this subdivision was developed on the northeasterly side of the Grantors' property approximately 4 feet from Warner Lane and approximately 7.5 feet from the shared boundary line.

The Grantors are willing to allow Grantees' well to remain on their property for as long as said well is in use. If said well is no longer in use and the Grantees must replace their well, ~~same shall be entirely within Grantees' boundaries~~ or this easement shall be extinguished (or terminated or whatever the right word is).

Additionally, said Grantors ~~shall~~ hereby grant a 10' wide radius easement around said well, to be accessed only for necessary maintenance and/or repairs to the said well and associated pipelines.

~~If the Grantees, their successors and assigns need repairs to any of the pipelines or well itself, the Grantees, their successors and assigns are allowed to access the easement area as necessary in order to have the required repairs performed.~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Grantees, their successors and assigns shall be responsible to restore said easement area to its condition prior to ~~said disturbances~~ any disturbance resulting from said maintenance or repair activity.

Said easement shall run with the land and be binding on the Grantors, their heirs, successors and assigns and the Grantees, their successors and assigns. **for as long as the subject well is in use.**

Meaning and intending to describe a portion of the same premises conveyed to Grantors by deed of Kristine A. Righini dated August 1, 2019 and recorded in the Rockingham County Registry of Deeds at Book 6022, Page 2121.

No title search was performed on this property.

This is a transfer pursuant to New Hampshire Revised Statutes 78-B:2(IX). Therefore, no State of New Hampshire real estate transfer tax liability is payable.

Executed this _____ day of _____, 202_.

_____ _____

Witness **Adam Hashian**

_____ _____

Witness **Mackensie Johnson**

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

_____, 202_

Then appeared the above-named **Adam Hashian and Mackensie Johnson**, known to me or satisfactorily proven through proof of identification (i.e. their driver's licenses) to be the individuals who executed the foregoing instrument, and acknowledged same to be their voluntary act and deed.

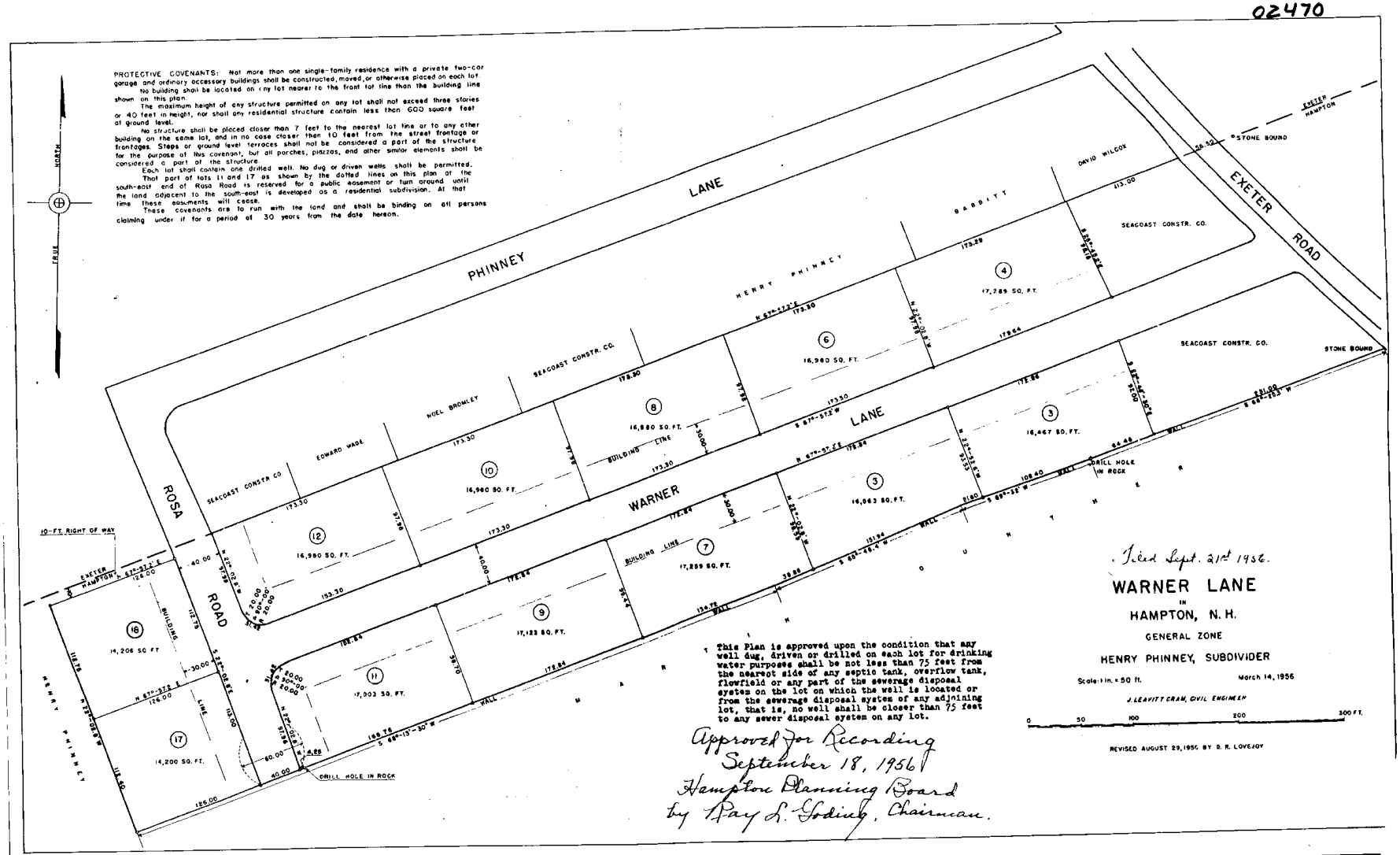
Before me,

_____
Notary Public/Justice of the Peace
Print Name:_____
My Commission Expires:_____

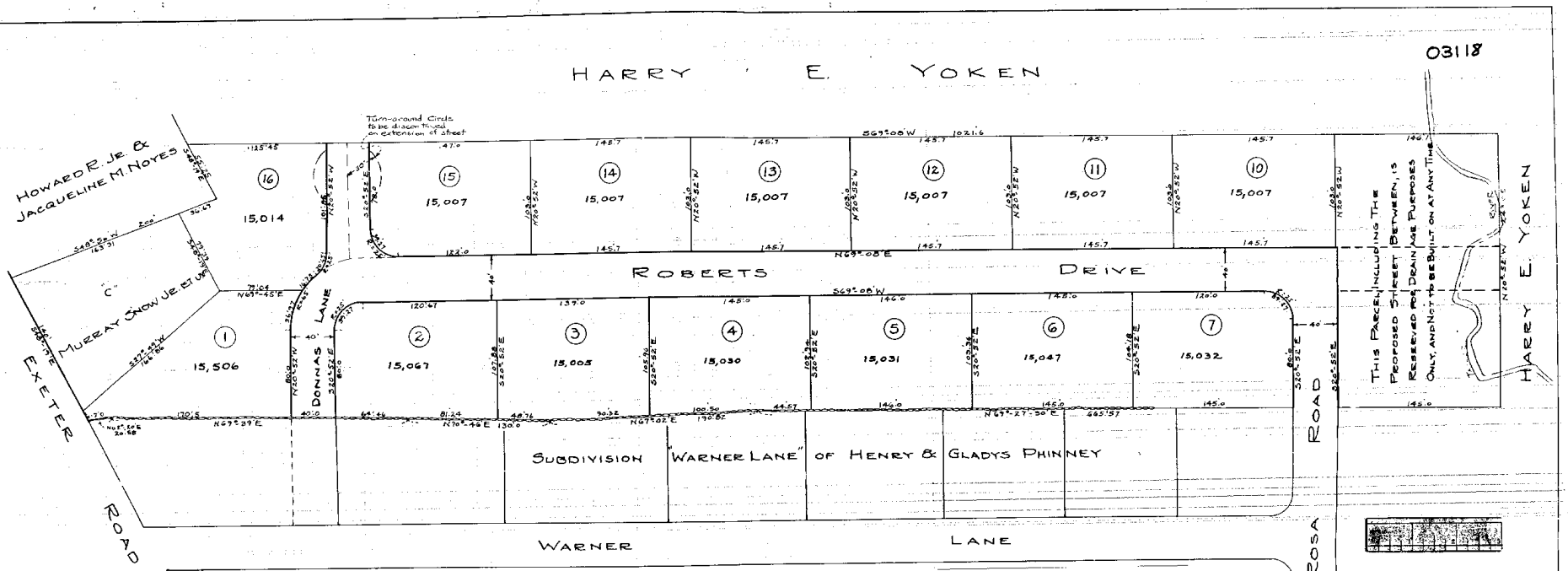
#9316
C:\Users\alang\Google Drive\0 - WORD PERFECT DOCS\Real Estate\McFarlin (property line issue)\2021-12-21 Well Easement.wpd

S69°32'00"W
27.16'
286
71.77
irs
289
73.03
grd_stk_set
S69°32'00"W
81.24'
285
78.60
DHF
288
79.96
grd_stk_set
S68°25'20"W
64.46'
grd_stk_set

02470


PROTECTIVE COVENANTS: Not more than one single-family residence with a private two-car garage and ordinary accessory buildings shall be constructed, moved, or otherwise placed on each lot.
No building shall be located on any lot nearer to the front lot line than the building line shown on this plan.
The maximum height of any structure permitted on any lot shall not exceed three stories or 40 feet in height, nor shall any residential structure contain less than 600 square feet at ground level.
No structure shall be placed closer than 7 feet to the nearest lot line or to any other building on the same lot, and in no case closer than 10 feet from the street frontage or frontages. Steps or ground level terraces shall not be considered a part of the structure for the purpose of this covenant, but all porches, piazzas, and other similar elements shall be considered a part of the structure.
Each lot shall contain one drilled well. No dug or driven wells shall be permitted.
That part of lots 11 and 17 as shown by the dotted lines on this plan at the south-east end of Rosa Road is reserved for a public easement or turn around until the land adjacent to the south-east is developed as a residential subdivision. At that time these easements will cease.
These covenants are to run with the land and shall be binding on all persons claiming under it for a period of 30 years from the date hereon.
NORTH
TRUE
PHINNEY LANE
HENRY PHINNEY
EXETER ROAD
EXETER HAMPTON
STONE BOUND
DAVID WILCOX
GABBITT
SEACOAST CONSTR. CO.
17,289 SQ. FT.
16,980 SQ. FT.
16,467 SQ. FT.
16,063 SQ. FT.
ROSA ROAD
WARNER LANE
SEACOAST CONSTR CO
EDWARD WADE
NOEL BROMLEY
16,980 SQ. FT.
16,880 SQ. FT.
BUILDING LINE
17,123 SQ. FT.
17,003 SQ. FT.
17,289 SQ. FT.
14,206 SQ FT
14,200 SQ. FT.
10-FT. RIGHT OF WAY
DRILL HOLE IN ROCK
WALL
This Plan is approved upon the condition that any well dug, driven or drilled on each lot for drinking water purposes shall be not less than 75 feet from the nearest side of any septic tank, overflow tank, flowfield or any part of the sewerage disposal system on the lot on which the well is located or from the sewerage disposal system of any adjoining lot, that is, no well shall be closer than 75 feet to any sewer disposal system on any lot.
Approved for Recording
September 18, 1956
Hampton Planning Board
by Ray L. Goding, Chairman.
Filed Sept. 21st 1956.
WARNER LANE
IN
HAMPTON, N. H.
GENERAL ZONE
HENRY PHINNEY, SUBDIVIDER
Scale: 1 in. = 50 ft.
March 14, 1956
J. LEAVITT GRAM, CIVIL ENGINEER
0
50
100
200
300 FT.
REVISED AUGUST 29, 1956 BY D. R. LOVEJOY

03118



PROTECTIVE COVENANTS

Not more than one single family residence with a private two-car garage and ordinary accessory buildings shall be constructed, moved, or otherwise placed on each lot.

No shrubbery more than three feet high, or tree branches lower than six feet from the ground shall be permitted at any street intersection.

No structure shall be placed closer than seven feet from the nearest lot line or from any other structure on the same lot, and in no case closer than ten feet from street front or frontages. Steps or ground level terraces shall not be considered a part of the structure, but all porches, piazzas, and other similar elements shall be considered a part of the structure.

That part of the street between sta. 58+16 is reserved for a public way in the event the land adjacent is developed. Until such time as it is so used each abutting property owner shall have the use of one half of the reservation as shown on this plan, but no structure shall be built thereon, nor any use made thereof which will in any way interfere with its being opened up as a public way.

Each lot shall contain one drilled well. No dug or driven wells shall be permitted.

This plan is approved upon the condition that any well on each lot used for drinking water purposes shall not be closer than 75 feet from any part of the sewerage disposal system on any lot shown on this plan or any adjoining sub-division.

These covenants are to run with the land and shall be binding on all persons claiming under it for a period of 20 years from the date hereof.

SCALE IN FEET

OWNERS: Martin E. & Katherine J. Gunther
ZONE: General — North Shore Rd. Hampton N.H.
ENGINEERS: John W. Durgin

PLAN APPROVED DATE Dec. 17, 1960

Ray E. Sorling - Chairman
HAMPTON PLANNING BOARD

JOHN W. DURGIN, JR. No. 263 STATE OF NEW HAMPSHIRE REGISTERED PROFESSIONAL ENGINEER

Filed Dec. 14th 1960

PLAN OF HAMPTON VALLEY

For

MARTIN E. & KATHERINE J. GUNTHER

HAMPTON, N.H.

SCALE: 1 IN. = 40 FT. SEPT 1956
REVISED Oct 1957

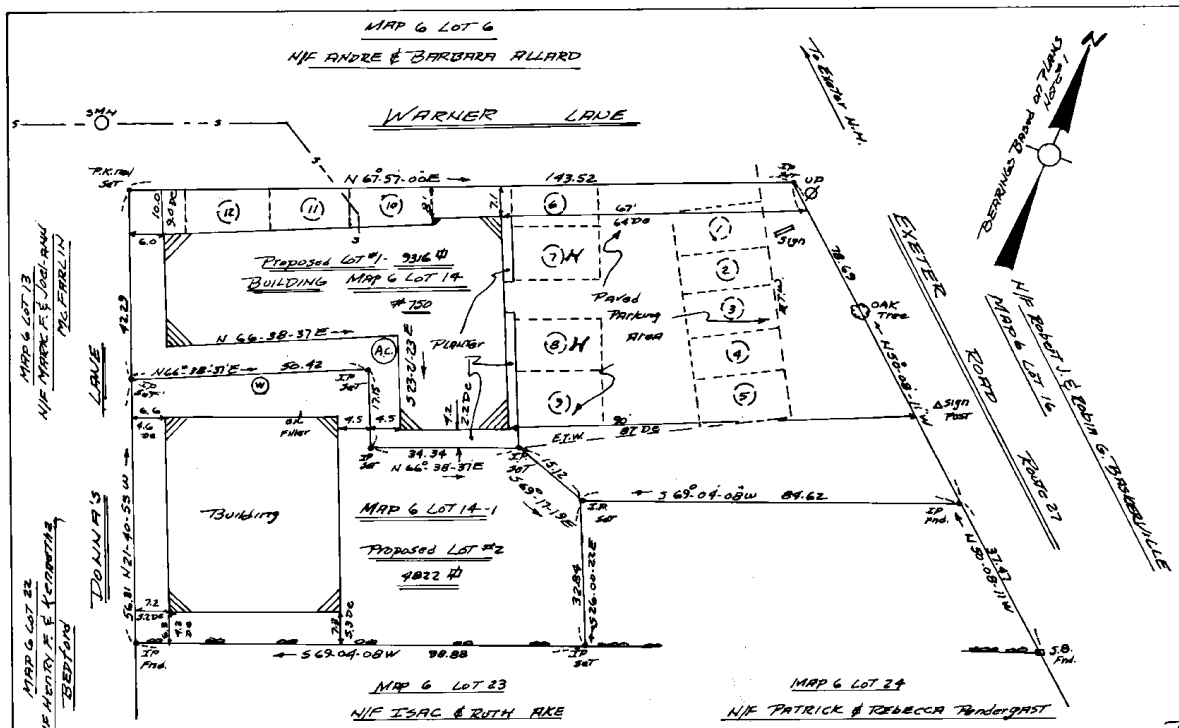
JOHN W. DURGIN
CIVIL ENGINEERS

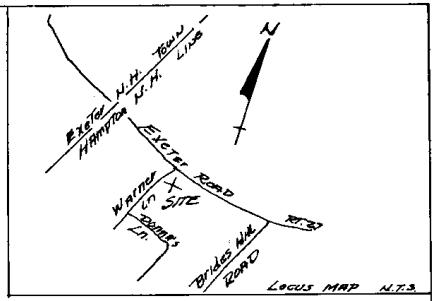
FILE NO 2834
PLAN NO 7226R

OCT 3 1957

2004 OCT 14 PM 12:55

085474





LEGEND:

• IP Fnd	= Iron Pipe found
• IP T&S	= Iron Pin To be Set
UP	= Utility Pole
Tree	= Tree
Sign	= Traffic Sign
	= Stone wall
D.E	= Drip edge offset distance
Map # Lot	= Tax Map & Lot number
—S—	= Sewer Line or Service
D S.B. Fnd	= Stone Bound found
• PK nail	= Survey Nail Set

RAA ZONE REQUIREMENTS

Lot Area 43560 Sq. Ft.

Frontage 200 FT.

Front, Side & Rear Set Backs 20 FT.

APPROVED BY THE HAMPTON PLANNING BOARD ON 10/14/04 BY THE

CHAIRMAN _____,

SECRETARY _____,

Members _____, _____,

_____, _____.

NOTES:

1. Reference PLANS R.C.R.D. No. 02490, 03118 TITLED WARNER LANE HAMPTON, N.H. FOR HENRY PHINNEY Subdivider MARCH 14, 1956 by J. LEAVITT GRAM & PLAN HAMPTON VALLEY MARTIN E. & KATHERINE J. GUNTHER HAMPTON, N.H. Sept. 1956 Rev. OCT. 1956 By John W. Durgin C.E. & Deed Vol. 3650 Pg. 2551.
2. Boundary Lines shown are based on a random traverse with a closure of greater than 1 in 10,000.
3. Property Located in the RAA zone.
4. Property shown on FEMA MAP 330132 0005 B Panel 5 of 15 dated July 3, 1984 in zone 'C' Area of minimal flooding not a Flood zone.
5. Parking Spaces Typical 9'x18' with 2 Handicapped spaces 12'x18'.
6. Property Contains 14,138☐ Total.
   Lot #1 Total 9316 ☐ with 2868☐ or 30.1 % pervious Area.
   Lot #2 Total 4822 ☐ with 2897 ☐ or 60.1 % pervious Area.
7. Variances were obtained from Articles 1.5, 3.22, 3.26, 4.1, 4.2, 4.3, 4.5.1, 4.5.2, 4.5.3 Article II footnote 2 Article V Article 6.2 of the Hampton Zoning ordinance on June 17, 2004 Petition 39-04.

OWNER OF RECORD

Lot #1
750 EXETER ROAD LLC
CRAIG N. SALOMON MANAGER
750 EXETER ROAD HAMPTON, N.H. 03842
MAP 6 LOT 14 AREA 14,138 ☐
DEED VOL. 3650 PG. 2551

Lot #2
&
Geoffrey Rallis Trustee of Marigold Realty Trust
P.O. Box 954 Hampton N.H. 03842
Deed Vol. 4173 Pg. 1131
Map 6 Lot 14-1 Area 4822 ☐

No.	DATE	REVISION DESCRIPTION	BY
1	8/17/04	7/7/04 PLAN'G. BD. memo APPROVAL	E. COTE

PROPOSED SUBDIVISION PLAN

FOR

750 EXETER ROAD L.L.C.

CRAIG N SALOMON MANAGER

HAMPTON, N.H.

SCALE: 1" = 20' APRIL 22, 2004

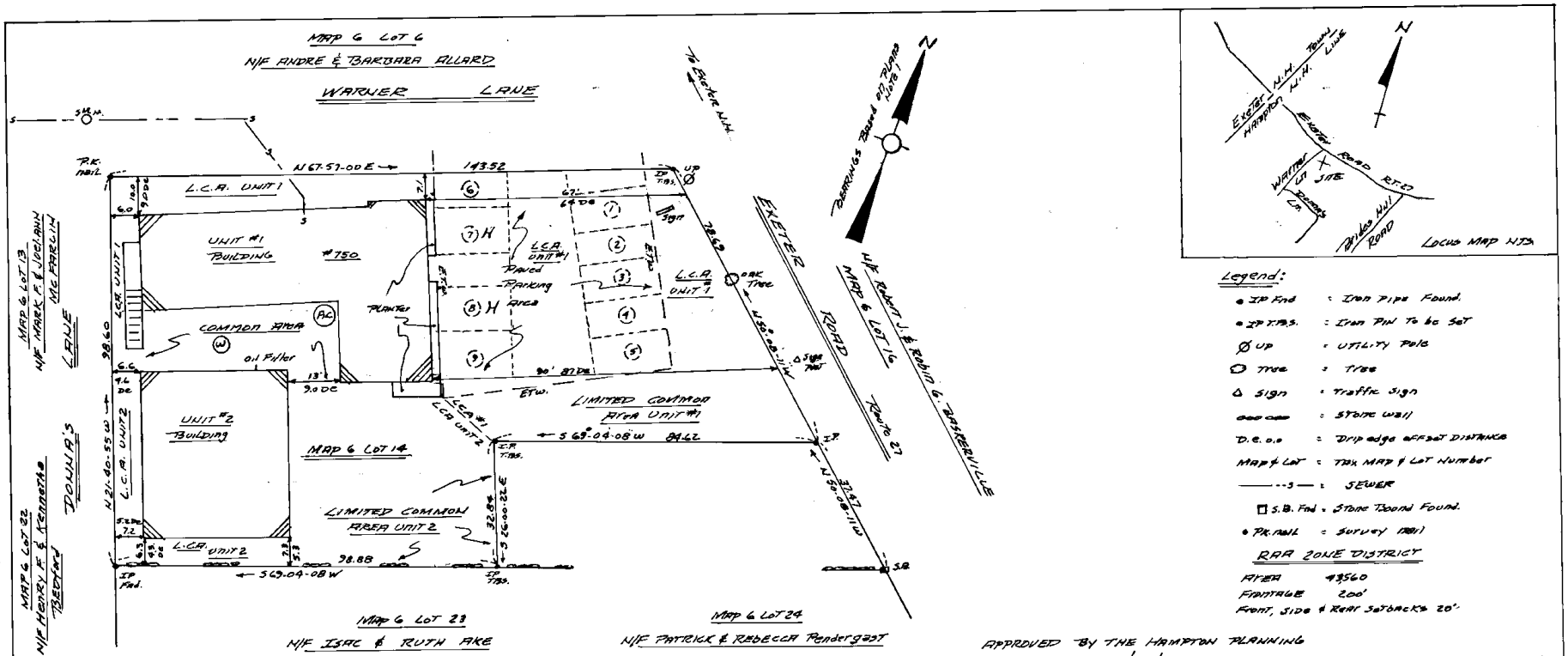
0' 20' 40' 60' feet

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS
36 ANN'S LANE
HAMPTON, N.H. 03842
TEL. 926-4878
PLAN NO. 3-02-3438

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 36 ERNEST J. COTE

C-32054

2003 SEP 30 AM 11:33 **120381**


MAP 6 LOT 6
N/F ANDRE & BARBARA ALLARD
WARNER LANE
To Exeter N.H.
BEARINGS BASED ON PLANS 10781
N67-57-00E 143.52
L.C.A. UNIT 1
UNIT #1 BUILDING #750
COMMON AREA
Paved Parking
Planter
L.C.A. UNIT 1
L.C.A. UNIT 2
UNIT #2 BUILDING
LIMITED COMMON AREA UNIT #1
LIMITED COMMON AREA UNIT 2
MAP 6 LOT 14
S69-04-08W 98.88
N21-40-55W 98.60
MAP 6 LOT 13 N/F MARK F. & JOELANN MCFARLIN
MAP 6 LOT 22 N/F HENRY F. & KENNETH TREFETHEN
DONNA'S LANE
EXETER ROAD Route 27
N/F ROBERT J. & ROBIN G. BARBERVILLE
MAP 6 LOT 16
N50-08-11W 328.67
MAP 6 LOT 23 N/F ISAC & RUTH AKE
MAP 6 LOT 24 N/F PATRICK & REBECCA Pendergast

Legend:

- IP Fnd : Iron Pipe Found.
- IP T.B.S. : Iron Pin To be Set
- UP : Utility Pole
- Tree : Tree
- Sign : Traffic Sign
- Stone Wall
- D.E. o.s : Drip edge offset Distance
- Map # Lot : Tax MAP # LOT Number
- SEWER
- S.B. Fnd : Stone Bound Found.
- PK nail : Survey nail

RAR ZONE DISTRICT

AREA 43560
FRONTAGE 200'
Front, Side & Rear Setbacks 20'.

APPROVED BY THE HAMPTON PLANNING BOARD ON 9/29/03 BY THE
CHAIRMAN _____,
SECRETARY _____,
Members _____, _____,
_____, _____.

Notes:

1. Reference PLANS R.C.R.D. No. 02470, 03118 Titled Warner LANE HAMPTON N.H. FOR Henry Phinney Subdivider MARCH 14, 1956 by J. LEAVITT CRAM C.E. & PLAN HAMPTON VALLEY MARTIN E. & KATHERINE J. GUNTHER HAMPTON N.H. Sept. 1956 Rev. Oct. 1956 By John W. Durgin C.E. & Deed Vol. 3650 Pg. 2551.
2. BOUNDARY LINES SHOWN ARE BASED ON A RANDOM TRAVERSE WITH A CLOSURE OF GREATER THAN 1 IN 15,000.
3. Property Located in the RAR ZONE.
4. Property Shown on FEMA MAP 330132 0005 B PANEL 5 OF 15 DATED JULY 3, 1986 IN ZONE C AREA OF MINIMAL Flooding NOT A FLOOD ZONE.
5. Parking SPACES TYPICAL 9'X18' WITH 2 HANDICAPPED SPACES 12'X18'.
6. Property CONTAINS 14,138 ± WITH 49.4% being IMPERVIOUS.

OWNER OF RECORD
750 EXETER ROAD LLC
CRAIG N. SALOMAN MANAGER
750 EXETER ROAD HAMPTON, NH 03842
MAP 6 LOT 14 14138 ± AREA
Deed Vol. 3650 Pg. 2551

No.	DATE	REVISION DESCRIPTION	BY

SITE PLAN

FOR

CONDOMINIUM CONVERSION

750 EXETER ROAD LLC

HAMPTON N.H.

SCALE: 1" = 20' JUNE 12, 2003

0 20' 40' 60' Feet

The UNITS AS SHOWN ON SHEETS 2 & 3 OF 3 ARE SUBSTANTIALLY COMPLETED AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE PROVISIONS OF New Hampshire RSA 356 B:20 I & II.

June 12, 2003
DATE

Registered LAND SURVEYOR

PURSUANT TO RSA 676:18 III and RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE and THAT THE LINES OF STREETS & WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS and WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

June 12, 2003

Registered LAND SURVEYOR

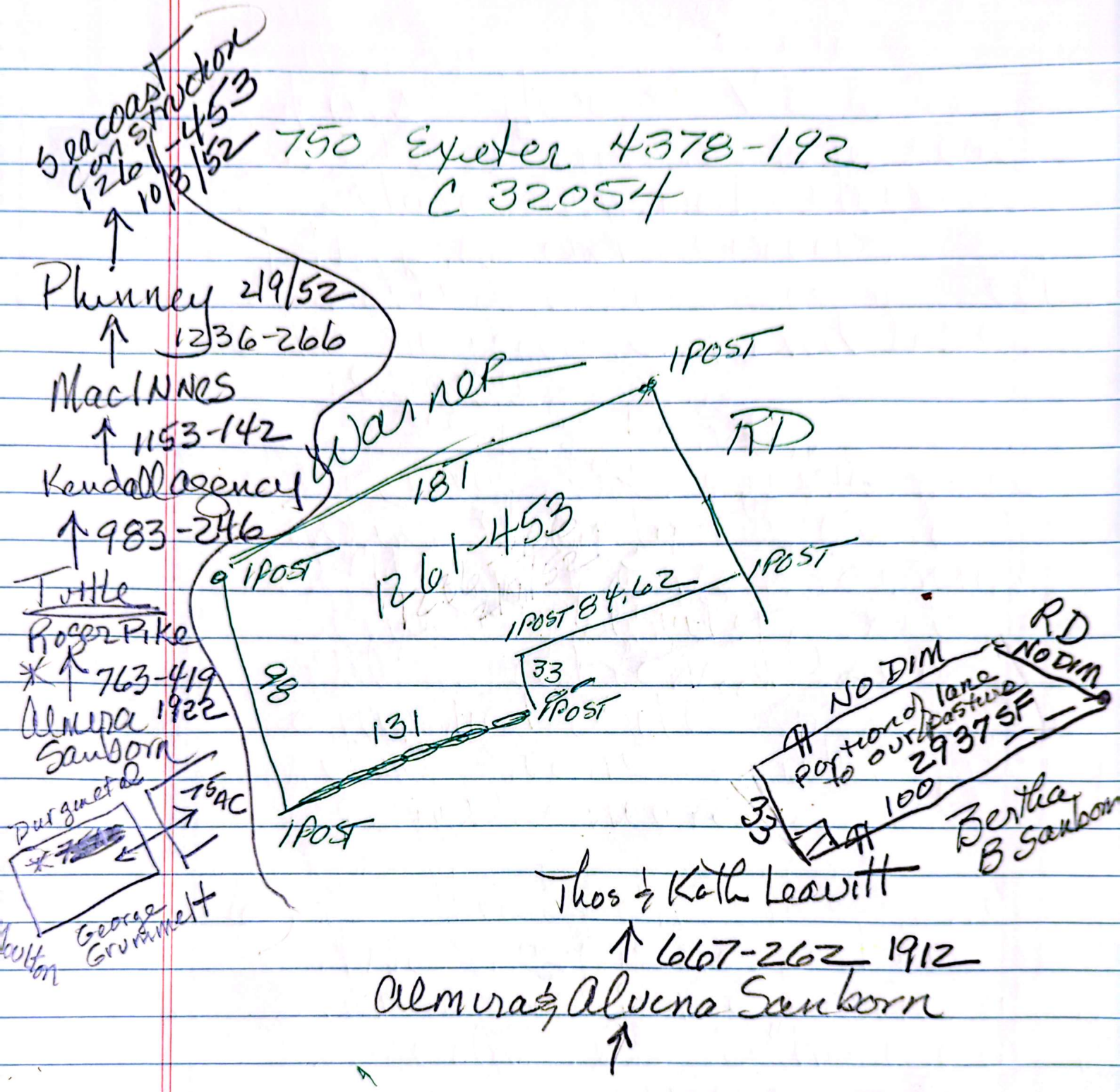
STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 387 ERNEST J. COTE SIGNATURE

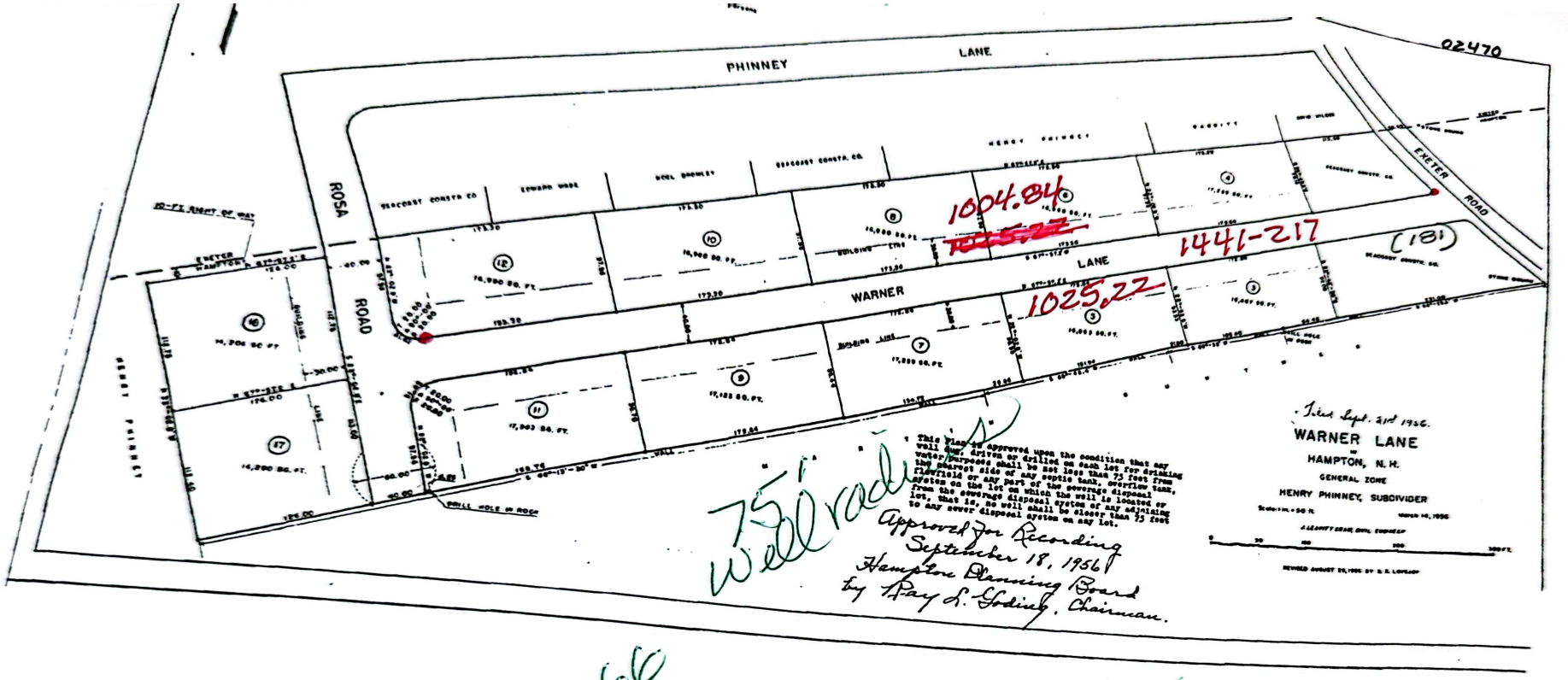
E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-4878
36 ANN'S LANE
HAMPTON N.H. 03842

PLAN No. 3-62-3438

SHEET 1 of 3

D-31004 sheet 1 of 3


Seacoast Construction
12/6/1-453
10/8/52
750 Exeter 4378-192
C 32054
Phinney 219/52
1236-266
MacINNES
1153-142
Kendall Agency
983-246
Tuttle
Roger Pike
763-419
Almira Sanborn 1922
Warner
1POST
RD
181
1261-453
1POST
1POST
1POST 84.62
33
1POST
131
88
1POST
NO DIM
RD
NO DIM
Portland lane
to ourlease
2937 SF
100
33
Bertha B Sanborn
Purguet
75 AC
George Grummett
Thos & Kath Leavitt
667-262 1912
Almira & Alvena Sanborn


PHINNEY LANE
02470
ROSA ROAD
WARNER LANE
EXETER ROAD
HENRY PHINNEY
SEACOAST CONSTR. CO.
EDWARD WADE
NOEL BROMLEY
1004.84
1025.22
1441-217
(181)
75' Well radius
This Plan is approved upon the condition that any well that is driven or drilled on each lot for drinking water purposes shall be not less than 75 feet from the nearest side of any septic tank, overflow tank, filterfield or any part of the sewerage disposal system on the lot on which the well is located or from the sewerage disposal system of any adjoining lot, that is, no well shall be closer than 75 feet to any sewer disposal system on any lot.
Approved for Recording
September 18, 1956
Hampton Planning Board
by Ray L. Gosling, Chairman.
Plan Sept. 3rd 1956.
WARNER LANE
HAMPTON, N. H.
GENERAL ZONE
HENRY PHINNEY, SUBDIVIDER
REVISED AUGUST 20, 1956 BY R. E. LOWDEN

N 36-26 E

1549.40

CUT IN STONE

524.10

CUT IN STONE WALL

S 54-30

33 84.62

OLD WIRE FNCE & WLL

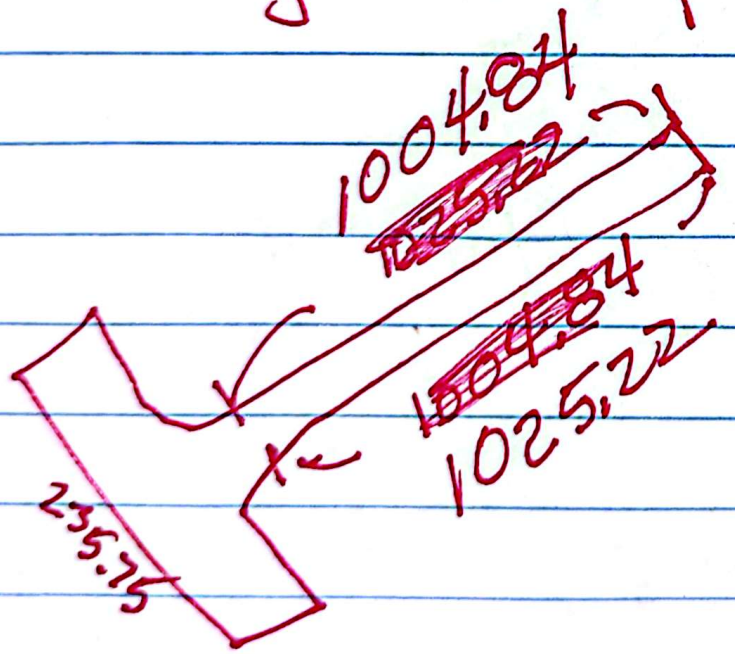
1630.72

Town of Hampton

1441-217 ↑ 8/9/57
RD 8/13/51

Henry & Gladys P Hunney

FEE



Warner
& part of Rosa
per 0270

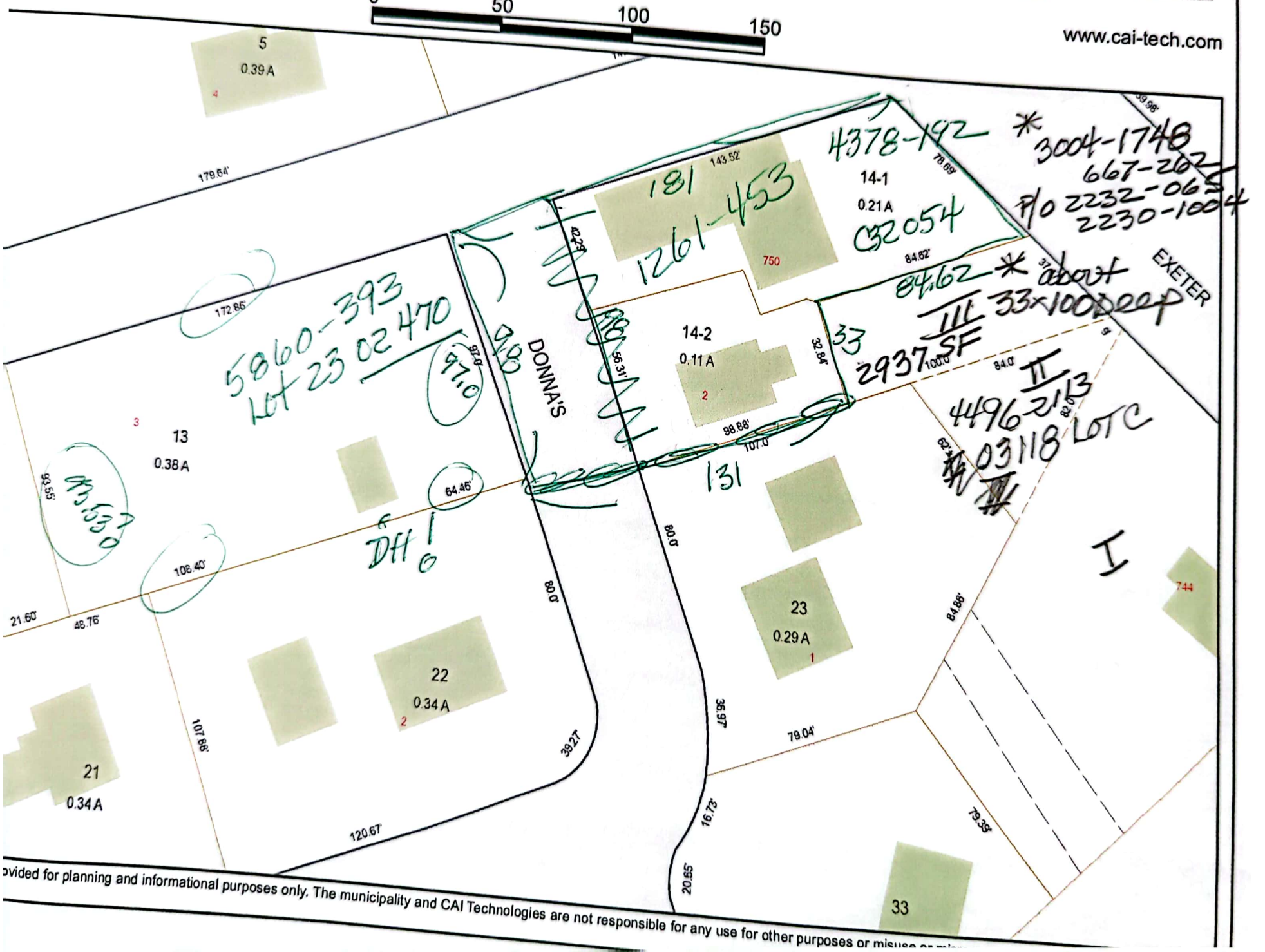
ber 9, 2021

Hampton, NH

1 inch = 50 Feet

0 50 100 150

CAI Technologies
Precision Mapping, Geospatial Solutions
www.cai-tech.com



ovided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or mi